

056.A

0005

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel
239,100 / 239,100

USE VALUE:

239,100 / 239,100

ASSESSED:

239,100 / 239,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	3
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	239,100			239,100		150231
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	239,100	0	.	.	239,100		Year end	12/23/2021
2021	102	FV	235,800	0	.	.	235,800		Year End Roll	12/10/2020
2020	102	FV	229,100	0	.	.	229,100	229,100	Year End Roll	12/18/2019
2019	102	FV	211,000	0	.	.	211,000	211,000	Year End Roll	1/3/2019
2018	102	FV	174,700	0	.	.	174,700	174,700	Year End Roll	12/20/2017
2017	102	FV	162,600	0	.	.	162,600	162,600	Year End Roll	1/3/2017
2016	102	FV	162,600	0	.	.	162,600	162,600	Year End	1/4/2016
2015	102	FV	153,300	0	.	.	153,300	153,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH		
Type: 7 - Condo Garden			Full Bath: 1	Rating: Average		Building Number 5.					
Sty Ht: 1 - 1 Story			A Bath:	Rating:							
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:							
Foundation: 3 - BrickorStone			A 3QBth:	Rating:							
Frame: 2 - Steel			1/2 Bath: 0	Rating: Average							
Prime Wall: 7 - Brick			A HBth:	Rating:							
Sec Wall:	%		OthrFix:	Rating:							
Roof Struct: 2 - Hip			RESIDENTIAL GRID								
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid	Desc: Line 1	# Units: 1			
Color: BRICK			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O				
View / Desir: N - NONE			Frl: 0	Rating: Average		Other					
GENERAL INFORMATION			WSFlue:	Rating:		Upper					
Grade: C - Average			CONDO INFORMATION			Lvl 2					
Year Blt: 1965	Eff Yr Blt:		Location: R - Rear			Lvl 1					
Alt LUC:	Alt %:		Total Units:			Lower					
Jurisdict:	Fact: .		Floor: 1 - 1st Floor			Totals	RMS: 3	BRs: 1	Baths: 1	HB: 0	
Const Mod:			% Own: 0.552500010			REMODELING RES BREAKDOWN					
Lump Sum Adj:			Name: 24 - 6039			Exterior:		No Unit	RMS	BRS	FL
INTERIOR INFORMATION			DEPRECIATION			Interior:		1	3	1	0
Avg Ht/FL: STD			Phys Cond: AV - Average	30. %		Additions:					
Prim Int Wal: 2 - Plaster			Functional:			Kitchen:					
Sec Int Wall:	%		Economic:			Baths:					
Partition: T - Typical			Special:			Plumbing:					
Prim Floors: 4 - Carpet			Override:			Electric:					
Sec Floors:	%		Total:	30.6 %		Heating:					
Bsmnt Flr:			CALC SUMMARY			General:					
Subfloor:			Basic \$ / SQ: 325.00								
Bsmnt Gar:			Size Adj.: 1.48360658			COMPARABLE SALES					
Electric: 3 - Typical			Const Adj.: 1.06018400			Rate	Parcel ID	Typ	Date	Sale Price	
Insulation: 2 - Typical			Adj \$ / SQ: 511.191								
Int vs Ext: S			Other Features: 32714								
Heat Fuel: 3 - Electric			Grade Factor: 1.00								
Heat Type: 6 - Elec Base/B			NBHD Inf: 1.00000000								
# Heat Sys: 1			NBHD Mod:								
% Heated: 100	% AC: 100		LUC Factor: 1.00								
Solar HW: NO	Central Vac: NO		Adj Total: 344540								
% Com Wal	% Sprinkled		Depreciation: 105429								
			Depreciated Total: 239111								
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val:						
Make:	Model:	Serial #:									
SPEC FEATURES/YARD ITEMS											
PARCEL ID 056.A-0005-0003.0											

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	

SUB AREA												SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
GLA	Gross Liv Ar	610	511.190	311,827												
Net Sketched Area: 610 Total: 311,827																
Size Ad	610	Gross Area	610	FinArea	610											
IMAGE AssessPro Patriot Properties, Inc																